

**SNAPSHOT of HOME Program Performance--As of 06/30/11**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Thurston County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$7,391,034**

PJ's Size Grouping\*: **C**

PJ Since (FY): **2003**

| Category   | PJ       | State Average | State Rank       | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------------|---------------|------------------------------|---------|---------|
|  |          |               |                  |               | Group                        | C       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: 15 |               |                              |         |         |
| % of Funds Committed   | 79.44 %  | 95.56 %       | 14               | 92.63 %       | 6                            | 4       |         |
| % of Funds Disbursed   | 70.12 %  | 91.70 %       | 14               | 86.67 %       | 5                            | 3       |         |
| Leveraging Ratio for Rental Activities                           | 4.76     | 8.06          | 1                | 5.03          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 93.23 %       | 1                | 88.14 %       | 100                          | 100     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 43.78 %  | 78.52 %       | 14               | 76.19 %       | 9                            | 6       |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                  |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 97.62 %  | 92.87 %       | 4                | 81.48 %       | 85                           | 90      |         |
| % of 0-30% AMI Renters to All Renters***                         | 88.10 %  | 62.90 %       | 2                | 45.62 %       | 95                           | 97      |         |
| <b>Lease-Up:</b>   |          |               |                  |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 99.03 %       | 1                | 96.17 %       | 100                          | 100     |         |
| <b>Overall Ranking:</b>  |          |               | In State:        | 11 / 15       | Nationally:                  | 73 72   |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                  |               |                              |         |         |
| Rental Unit  | \$24,911 | \$27,145      |                  | \$28,750      | 42 Units                     | 4.10 %  |         |
| Homebuyer Unit   | \$9,725  | \$19,869      |                  | \$15,714      | 30 Units                     | 2.90 %  |         |
| Homeowner-Rehab Unit   | \$18,834 | \$21,007      |                  | \$21,140      | 43 Units                     | 4.20 %  |         |
| TBRA Unit  | \$2,767  | \$1,879       |                  | \$3,230       | 919 Units                    | 88.90 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Thurston County Consortium WA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$43,961  | \$192,902 | \$19,297  |
| <b>State:*</b>     | \$127,842 | \$122,964 | \$27,134  |
| <b>National:**</b> | \$103,194 | \$78,960  | \$24,147  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">0.0</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.2</span> % |

**R.S. Means Cost Index:** 1.01

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%  |  | Rental<br>%  | Homebuyer<br>%  | Homeowner<br>%   | TBRA<br>%  |
|--|--|--|--|--|--|--|---|--|--|
| <b>RACE:</b>                             |  |  |  |  | <b>HOUSEHOLD TYPE:</b>   |  |   |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">73.8</span> | <span style="border: 1px solid black; padding: 2px;">86.7</span> | <span style="border: 1px solid black; padding: 2px;">97.7</span> | <span style="border: 1px solid black; padding: 2px;">69.4</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">61.9</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span>              | <span style="border: 1px solid black; padding: 2px;">16.3</span> | <span style="border: 1px solid black; padding: 2px;">67.7</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">9.5</span>  | <span style="border: 1px solid black; padding: 2px;">6.7</span>  | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">3.2</span>  | Elderly:   | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">6.7</span>               | <span style="border: 1px solid black; padding: 2px;">27.9</span> | <span style="border: 1px solid black; padding: 2px;">4.8</span>  |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">26.2</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span>              | <span style="border: 1px solid black; padding: 2px;">23.3</span> | <span style="border: 1px solid black; padding: 2px;">11.3</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">26.7</span>              | <span style="border: 1px solid black; padding: 2px;">23.3</span> | <span style="border: 1px solid black; padding: 2px;">14.5</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.2</span>  | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.3</span>               | <span style="border: 1px solid black; padding: 2px;">9.3</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.2</span>  |  |  |   |  |  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">4.8</span>  |  |  |   |  |  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">3.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">3.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| <b>ETHNICITY:</b>                        |  |  |  |  |  |  |   |  |  |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">16.1</span> |  |  |   |  |  |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |  | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |   |  |  |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">57.1</span> | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">27.9</span> | <span style="border: 1px solid black; padding: 2px;">72.6</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">31.0</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> <sup>#</sup> |  |  |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">10.0</span> | <span style="border: 1px solid black; padding: 2px;">27.9</span> | <span style="border: 1px solid black; padding: 2px;">8.1</span>  | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">4.8</span>  |   |  |  |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">21.4</span> | <span style="border: 1px solid black; padding: 2px;">30.0</span> | <span style="border: 1px solid black; padding: 2px;">11.6</span> | <span style="border: 1px solid black; padding: 2px;">14.5</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">52.4</span> |   |  |  |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">20.9</span> | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">11.9</span> |   |  |  |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">7.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.3</span>  | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.3</span>  | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |  |  |
|  |  |  |  |  | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |   |  | <span style="border: 1px solid black; padding: 2px;">8</span>    |

\* The State average includes all local and the State PJs within that state

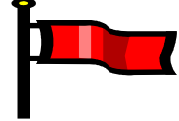
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium State: WA Group Rank: 73  
 (Percentile)  
 State Rank: 11 / 15 PJs Overall Rank: 72  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 85.50%   | 100        |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 60.40%   | 43.78      |  |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 97.62      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 92.15%   | 100        |   |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.980    | 2.42       |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

